

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Task Force Meeting #4** 151 West Mission Street, Room 202 a and b

Summary of the Meeting of  
May 12, 2003

#### **Advisory Group Members Present:**

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Vice Mayor Pat Dando, Eric Carruthers, Gladwyn D'Souza, Helen Chapman, Russ Danielson, Craige Edgerton, Doreen Morgan, Chris Platten, Ken Saso, Steve Schott, Jr., and Steve Speno.

#### **Advisory Group Members Absent:**

Amy Dean, Dan Hancock, Don Gage, Jim Cunneen, Neil Struthers, and Terry Watt.

#### **Community Members Present:**

Kerry Williams, Michael Bomberger, Robert Benich, Susan Mineta, Tom Armstrong, Janet Gutierrez, Tim Steele, Bobbie Fischler, Robert Oneto, and Tina Viglizzo.

#### **City and Other Agencies Staff Present:**

Linda LeZotte (Councilwoman, District 1), Jennifer Gallart (Mayor's Office), Anthony Drummond (District 2), Denelle Fedor (District 10), Rachael Gibson (Supv. Don Gage's office), Jodie Clark (PBCE), Bill Scott (PBCE), Laurel Prevetti (PBCE), Darryl Boyd (PBCE), Sal Yakubu (PBCE), and Dave Mitchell (PRNS).

## **1. Welcome**

The meeting convened at 5:35 p.m.

Co-chairs Ron Gonzales and Forrest Williams welcomed the members of the Task Force and the audience to the fourth meeting of the Coyote Valley Specific Plan Task Force. Members of the Task Force introduced themselves, followed by staff from the City and other agencies, as well as the general public.

## **2. Acceptance of January 13, 2003 Meeting Summary**

The meeting summary for the January 13<sup>th</sup> Task Force meeting was unanimously accepted with no additional comments.

## **3. Progress Report: Work Plan and Funding**

Ms Laurel Prevetti, Deputy Director of Planning, Building and Code Enforcement, presented a work plan summarizing the land planning and environmental processes and other elements of the Coyote Valley Specific Plan (CVSP). The summary work plan included the anticipated timeframe to request proposals for consultants with expertise in land planning, urban design, market studies, fiscal analysis and financing strategies. She explained that it would take eighteen months to finalize the specific plan, and twelve more months to prepare design guidelines and master zoning documents, present at public hearings and certify the Environmental Impact Report. Laurel indicated that because of the numerous technical issues associated with development in Coyote Valley it is necessary to engage several consultants to assist City staff and the Task Force in all aspects of the process. The involvement of consultants will range from the collection, analysis and synthesize of background information required to understand the constraints and opportunities for future development to the preparation of alternative urban structure plans and related documents for the Specific Plan. The consultants will also play a key role in the preparation of the Habitat Conservation Plan, and Environmental Impact Report/Statement.

In response to the Task Force, Laurel explained that the summary work plan was substantively the same as previously distributed versions, only this time it had been reformatted to reflect the three main phases of the work associated with the Specific Plan. These phases are background assessment, land planning and other Specific Plan elements, and the environmental process. She apologized that the summary work plan was not distributed for review prior to the meeting, and said staff would make a conscious effort to be more timely in future.

Task Force members asked about the use of background data and the relationship between the HCP and an Environmental Impact Report (EIR). Laurel responded that the background data

would be collected, analyzed, and collated in a way that can be used in preparing the EIR. She explained that the HCP is a policy level document with an implementation plan and involvement of federal agencies in its approval process, and does not substitute for an EIR. We are still negotiating the scope and timing of a Coyote Valley HCP and its relationship with a Countywide HCP with resource agencies. As soon as these negotiations are solidified, City staff will develop a comprehensive process schedule for both the CVSP and HCP with the goal of understanding and resolving any potential areas of conflict. While recognizing the risk and uncertainty inherent in the dealing with the numerous resource agencies responsible for the HCP, staff is hopeful that the CVSP and HCP can be successfully processed in parallel. We continue to work with the resource agencies to identify potential pitfalls and develop strategies to avoid them. Laurel explained that while the Coyote effort was moving forward, the City was still committed to participating in the preparation of the Countywide HCP. A representative group of Coyote Valley property owners, the Coyote Housing Group, LLC, is funding the Coyote HCP.

With respect to the lead staff on the Coyote HCP effort, Laurel mentioned Mr. Joseph Horwedel, Deputy Director of Planning, Building and Code Enforcement. Joe is very knowledgeable in the HCP process, and will work seamlessly with Laurel to ensure synchronization with the Specific Plan process.

Task Force member Eric Carruthers asked about the consultant selection process and the involvement of the Task Force. Laurel explained that the first group of technical consultants for the background assessment would be hired and paid directly by the Coyote Housing Group, LLC. They would however work under staff direction, all their work products will belong to the City, and staff will ensure that they are done satisfactorily. The second group of consultants for land planning and other specific plan elements, as well as the HCP and EIR will be subject to a formal Request for Proposals (RFPs). City staff will process the RFPs and present a short list of consultants to the Task Force for input. Mayor Ron Gonzales seconded this approach explaining that a “fire wall” between staff and the Task Force was called for in the process for choosing consultants, and that it was imperative for staff to maintain objectivity throughout the process.

Laurel also informed the Task Force that City staff was working closely with a representative group of Coyote Valley property owners - the Coyote Housing Group, LLC – on a voluntary agreement to finance the preparation of the Coyote Valley Specific Plan (CVSP), Habitat Conservation Plan (HCP), and related environmental documents. She reiterated the dependence of the CVSP and HCP on the ability of the Coyote Housing Group to provide the necessary funding given the City’s tenuous budget situation and the City Council direction to “defer or suspend advance land use planning efforts without outside funding.” Per this Council direction, Planning staff and the City Attorney’s Office have been negotiating with the Coyote Housing Group, and anticipate bringing a funding agreement for Council consideration prior to the July recess.

On behalf of City staff she expressed her gratitude to the Coyote Housing Group, under the leadership of Kerry Williams, for their good faith negotiating and willingness to finance the project.

Laurel also indicated that the City may consider a Reimbursement Ordinance after the CVSP, HCP and related environmental documents are adopted as a way of reimbursing the Coyote Housing Group of their investment in the project. The issue of reimbursement is still under consideration, and its parameters will be worked out later if necessary.

Mayor Ron Gonzales advised property owners who are willing to participate in the funding of the project to contact Kerry Williams of the Coyote Housing Group, LLC.

#### **4. Public Comments**

Robert Benich, a Planning Commissioner for the City of Morgan Hill, expressed his concerns about education, and urged the Task Force to ensure that adequate facilities are provided in the Specific Plan. He suggested that an education analysis, including the capacity of the Sobrato School, should be included in the scope of work for the infrastructure consultants for the Specific Plan. Mayor Ron Gonzales acknowledged the importance of education and assured Mr. Benich that the Specific Plan will include schools in its land use plan.

#### **5. Adjourn**

The meeting was adjourned at about 6:15 p.m. The next meeting would be on August 11, 2003, and the one following would be on September 8, 2003.